

**25800 - 25806 NOVI ROAD**

Novi, MI 48375



**FOR SALE**

**248.476.3700**

EXCLUSIVELY LISTED BY:  
**MARK SZERLAG**  
*Senior Partner*  
[mszerlag@thomasduke.com](mailto:mszerlag@thomasduke.com)

**OFFERING SUMMARY:** 25800 - 25806 Novi Road | Novi, MI 48375



**PROPERTY OVERVIEW**

Industrial/Office Buildings with frontage on Novi Road.

**OFFERING SUMMARY**

Sale Price: WAS \$1,690,000.00  
NOW: \$1,500,000.00

Building Size: 25800 = 1,387 SF  
25802 = 5,600 SF  
25806 = 6,200 SF  
(13,187 SF Total)

Year Built: 25800 - 1941  
25802 - 1941  
25806 - 1952

Zoning: TC-1 Town Center-1

**PROPERTY HIGHLIGHTS**

- Retail/Industrial/Office Buildings with Novi Road frontage.
- Located in the heart of Novi's business district.
- Immediate access to I-96.
- Approximately .95 Total Acres.

## 25800 & 25802 BUILDING INFORMATION

### 25800 - BUILDING INFORMATION

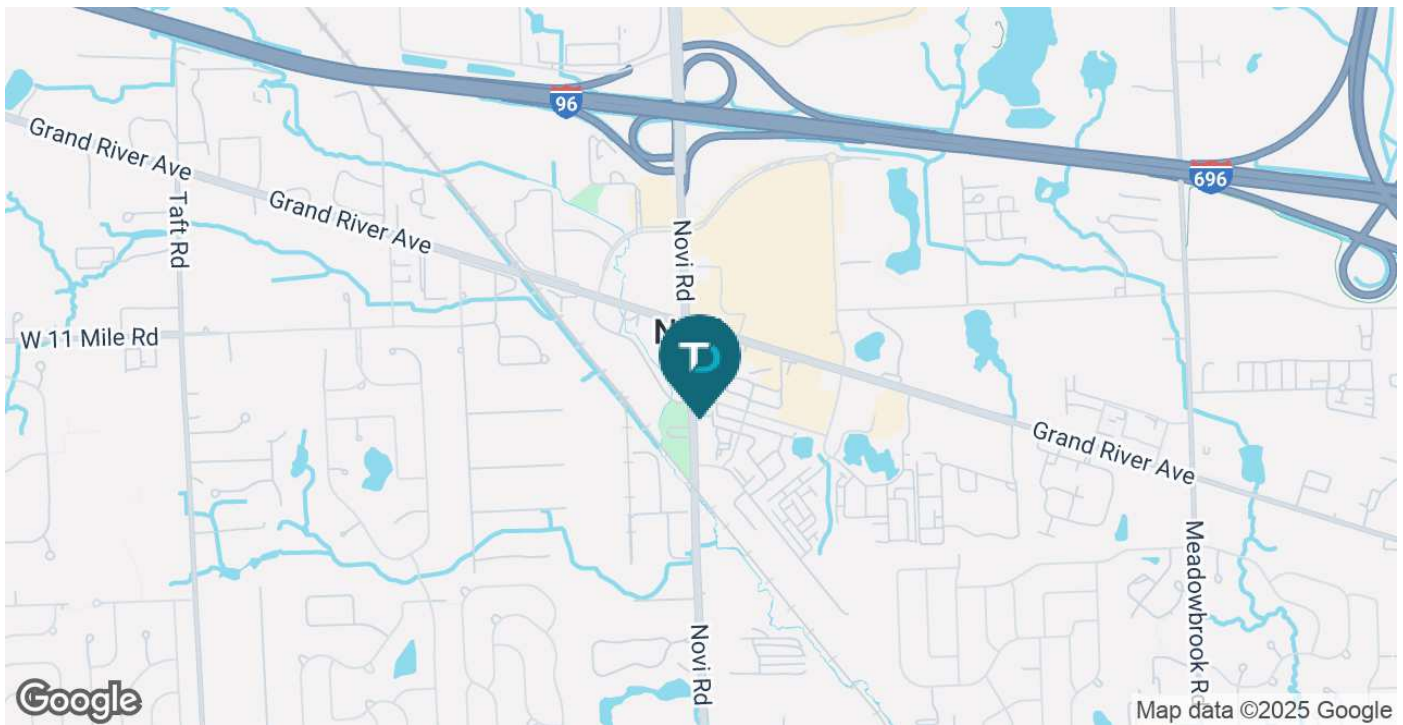
Building Size:	1,381 SF
Number of Floors:	1
Ceiling Height:	12'
Utilities:	Municipal Water & Sanitary Sewer
Zoning:	TC-1 Town Center-1
2023 Taxes:	Winter = \$2,807.30 Summer = \$7,007.23
APN:	A part of 22-23-151-005

### 25802 - BUILDING INFORMATION

Building Size:	5,600 SF / 2 Story
Number of Floors:	2
Drive-Ins:	3 -10' High
Power:	400a/220v
Ceiling Height:	14'
Utilities:	Municipal Water & Sanitary Sewer
Zoning:	TC-1 Town Center-1
2023 Taxes:	Winter = \$2,807.30 Summer = \$7,007.23
APN:	22-23-151-005

### LOCATION INFORMATION

Located on the east side of Novi Road, just south of Grand River Avenue.



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## 25806 - BUILDING/PROPERTY INFORMATION

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### 25806 - BUILDING INFORMATION

Building Size:	6,200 SF / Single Story
Number of Floors:	1
Drive-Ins:	2 Total
Ceiling Height:	13'
Utilities:	Municipal Water & Sanitary Sewer
Zoning:	TC-1 Town Center-1
2023 Taxes:	Winter - \$1,852.21 Summer - \$4,623.28
APN:	22-23-151-004





**BUILDING PHOTOS**



25800 Novi Road



25800 Novi Road



**BUILDING PHOTOS**



25802 Novi Road



25802 Novi Road



25802 Novi Road



25802 Novi Road



**BUILDING PHOTOS**



25806 Novi Road



25806 Novi Road

**25806 INTERIOR PHOTOS**



25806 Novi Road - Interior 1

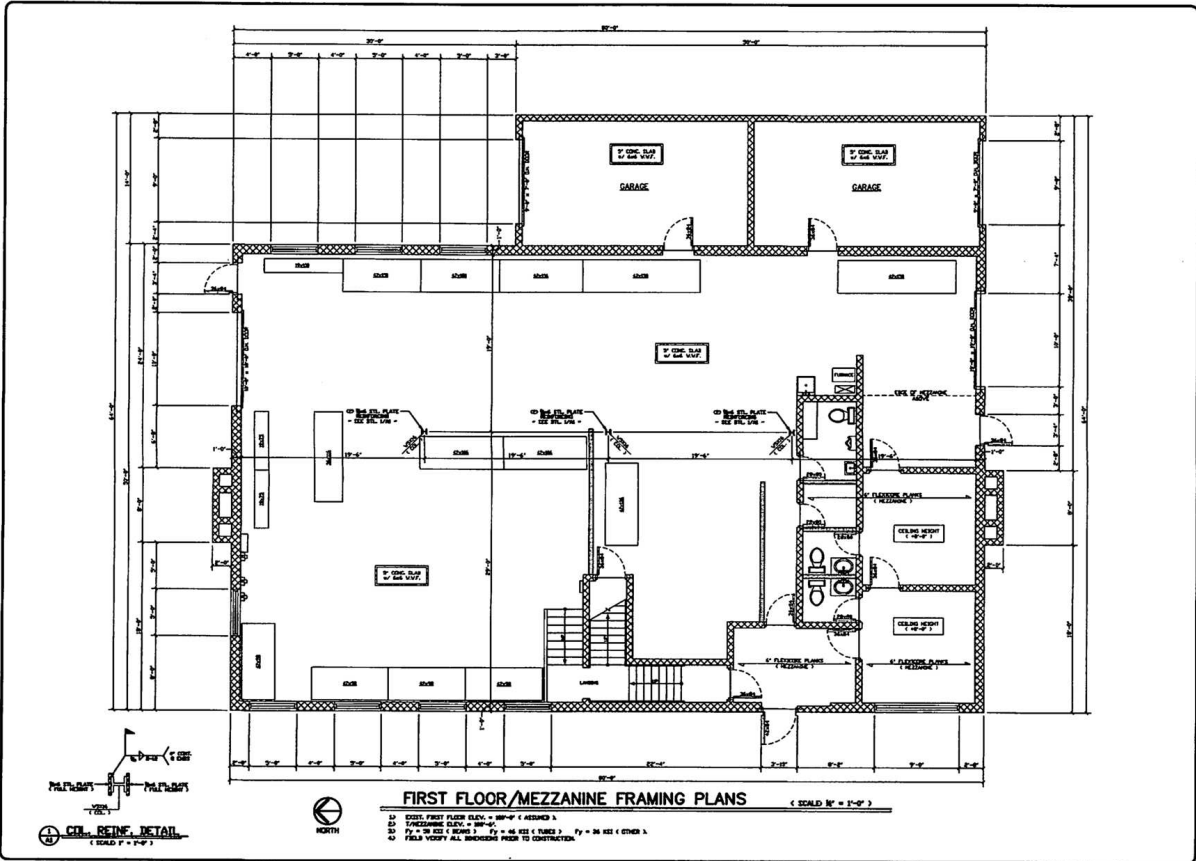


25806 Novi Road - Interior 2



25806 Novi Road - Interior 3

25802 NOVI ROAD - 1ST FLOOR PLAN



NO.	REV.	DATE

**BORVN ENGINEERING CO.**  
STRUCTURAL ENGINEERS  
10000 W. GRAND AVENUE, SUITE 200  
TROY, MI 48068-3007  
TEL: 313.486.8800  
WWW.BORVNE.COM

**PROJECT**  
ACE OUTLINE EQUIPMENT & SUPPLY  
NOV. 14, 2017

**SHEET TITLE**  
FIRST FLOOR/MEZZANINE  
FRAMING PLANS

**SCALE**  
AS SHOWN

**DATE**  
6/14/17

**SCALE**  
1/4" = 1'-0"

**DATE**  
6/14/17

**SCALE**  
1/4" = 1'-0"

**DATE**  
6/14/17

**SCALE**  
1/4" = 1'-0"

**DATE**  
6/14/17

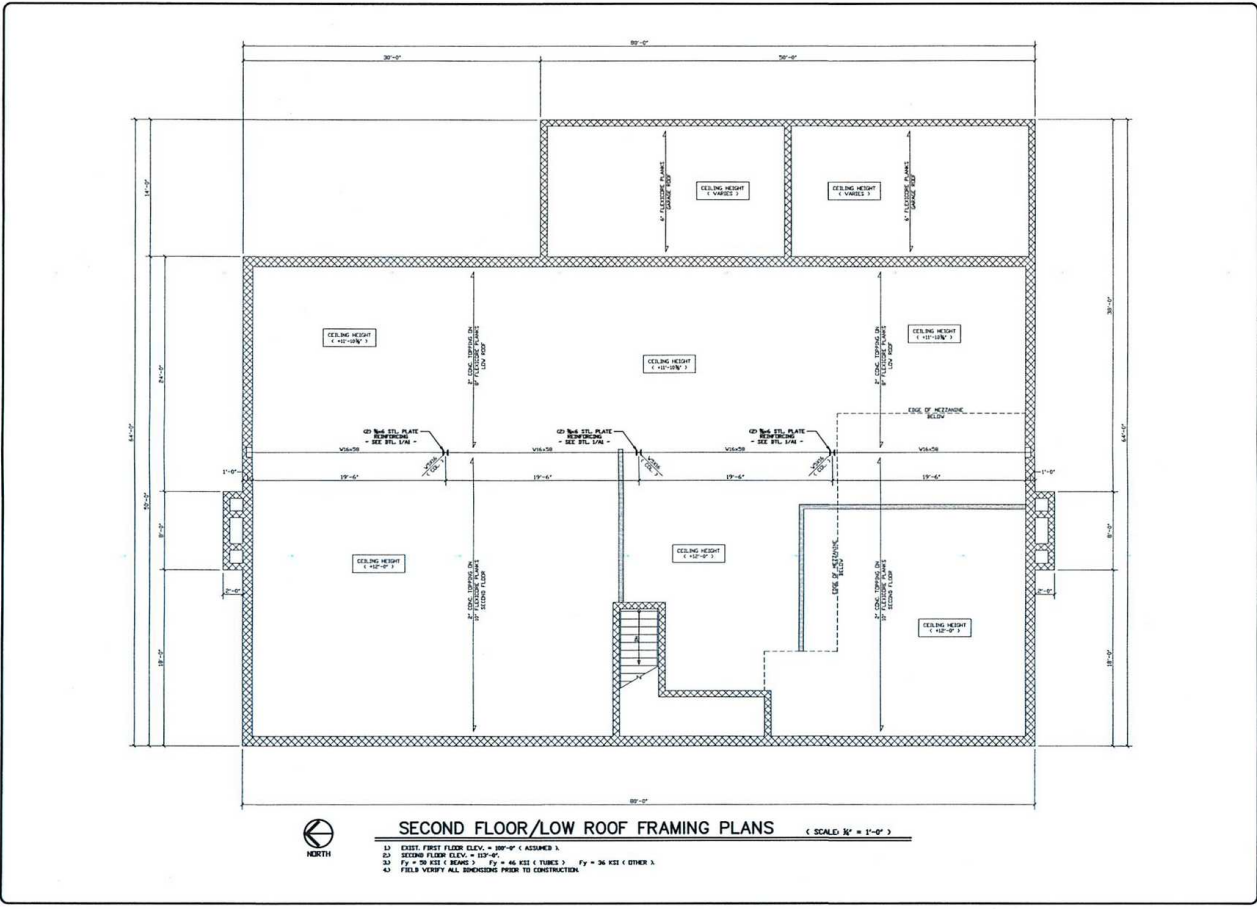
**SCALE**  
1/4" = 1'-0"

**FIRST FLOOR/MEZZANINE FRAMING PLANS** (SCALE 1/4" = 1'-0")

- 1. EXIST. FIRST FLOOR ELEV. = 88'-0" (1 ASSUMED)
- 2. FINISHED FLOOR ELEV. = 88'-0"
- 3. Fy = 50 KSI (STEEL); Fc = 4000 KSI (CONCRETE); Fy = 36 KSI (OTHER)
- 4. FIELD JOISTS AND BRACING PRIOR TO CONSTRUCTION

**C11. REIN. DETAIL**  
(SCALE 1/4" = 1'-0")

**25802 NOVI ROAD - 2ND FLOOR PLAN**

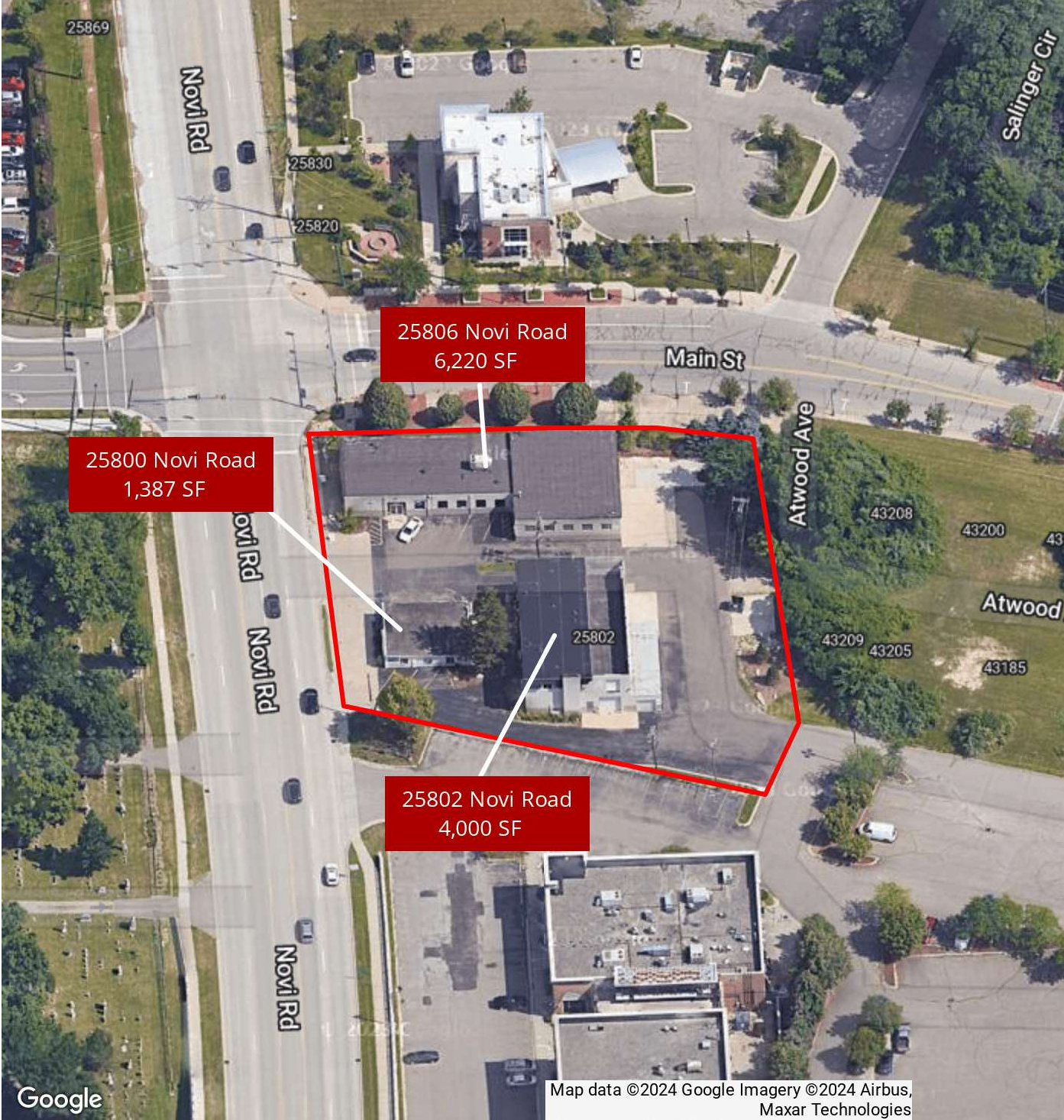


**SECOND FLOOR/LOW ROOF FRAMING PLANS** (SCALE: 3/8" = 1'-0")

- 1) EXIST. FIRST FLOOR ELEV. = 100'-0" ( ASSUMED )
- 2) SECOND FLOOR ELEV. = 110'-0"
- 3) Fy = 50 KSI ( BEAMS ) Fy = 46 KSI ( TUBES ) Fy = 36 KSI ( OTHER )
- 4) FIELD VERIFY ALL MEMBERS PRIOR TO CONSTRUCTION

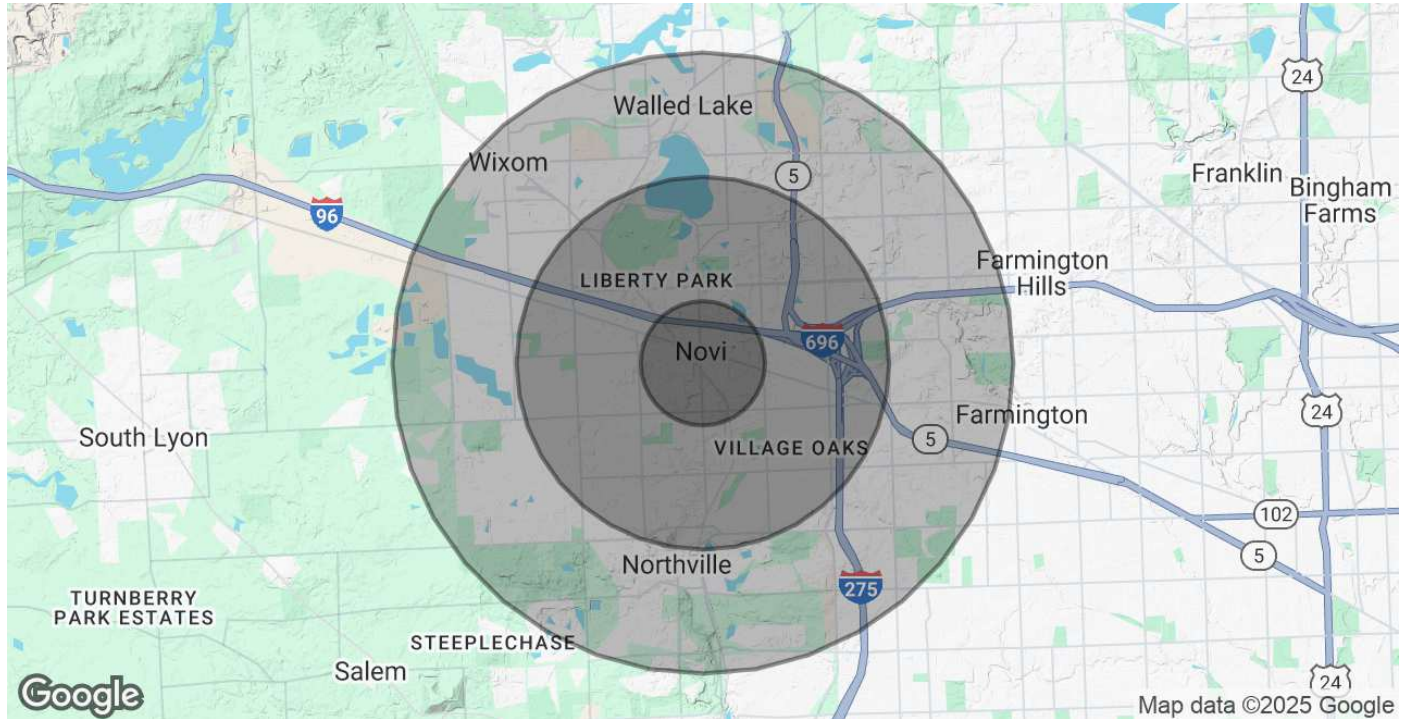
DATE	BY
<b>BORYN ENGINEERING CO.</b> STRUCTURAL ENGINEERS	
4750 BURNHAM LANE GROSSE POINTES VILLAGE, MI 48230-3077 TEL: 588-3400 FAX: 588-3402/71	
PROJECT	MAKE CUTTING EQUIPMENT & SUPPLY
SHEET TITLE	SECOND FLOOR/LOW ROOF FRAMING PLANS
SEAL	
WORK	DATE
C.B.	6/14/17
CHECKED	SCALE
	1/4" = 1'-0
	NO. OF SHEETS
	E17-07
	SHEET
	A2

**RETAILER MAP: 25800 - 25806 Novi Road | Novi, MI 48375**



**RETAILER MAP:** 25800 Novi Road | Novi, MI 48375



**DEMOGRAPHICS MAP & REPORT: 25800 Novi Road | Novi, MI 48375**


<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,958	58,072	170,633
Average Age	40	42	42
Average Age (Male)	39	41	41
Average Age (Female)	41	42	43
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,401	23,300	72,603
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$154,194	\$162,084	\$152,433
Average House Value	\$404,255	\$440,201	\$433,706

*Demographics data derived from AlphaMap*

- 1  
 Purpose and Introduction
- 2  
 Definitions
- 3  
 Zoning Districts
- 4  
 Use Standards
- 5  
 Site Standards
- 6  
 Development Procedures
- 7  
 Admin and Enforcement


## A. INTENT

The TC-1, Town Center district is designed and intended to promote the development of a pedestrian-oriented, neighborhood-scaled commercial service district in which a variety of retail, commercial, office, civic, residential uses and open space are permitted. Each use shall be complementary to the stated function and purpose of the district and shall not have adverse impact upon adjacent street capacity and safety, utilities, and other City services.






The TC-1 Town Center district is further designed and intended to encourage the development of common off-street parking facilities designed to accommodate the needs of several individual uses. Furthermore, it is recognized that uses which have as their principal function the sale or servicing of motor vehicles, such as automobile service establishments, car washes, or new and used motor vehicle sales or service establishments, and drive-in restaurants and restaurants with drive-through facilities, have a disruptive effect on the intended pedestrian orientation of the districts.

The TC-1 district is especially designed to encourage developments of an urban "Main Street" with mixed land uses and shared parking. Flexible regulations regarding streetscape design, landscape design, provision of parking facilities, architectural and facade design, residential dwelling units, and setback standards are intended.






*(Amended by Ord. No. 18-276, Pt. 2, 11-28-2016)*

 **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

## B. PRINCIPAL PERMITTED USES

- i. **Retail businesses** §4.78.3
- ii. Retail business service uses 
- iii. **Dry cleaning establishments, or pick-up stations, dealing directly with the consumer** §4.24
- iv. Business establishments which perform services on the premises
- v. Professional services 
- vi. Post office and similar governmental office buildings, serving persons living in the adjacent residential area
- vii. Off-street parking lots
- viii. Private clubs  , fraternal organizations and lodge halls
- ix. **Places of worship** §4.10
- x. **Retail business**  §4.27
- xi. **Service establishments of an office showroom or workshop nature** §4.27
- xii. **Restaurants (sit-down), banquet facilities or other places serving food or beverage** §4.27
- xiii. **Theaters, assembly halls, concert halls, museums or similar places of assembly** §4.27
- xiv. **Business schools and colleges or private schools operated for profit** §4.27
- xv. Offices and office buildings
- xvi. Public and quasi-public
- xvii. Indoor commercial recreation facilities
- xviii. **Brewpubs**  §4.35

## B. PRINCIPAL PERMITTED USES (continued)

- xix. Outdoor theaters, plazas, parks, public gathering places, including those along a river walk, and like public facilities
- xx. Hotels 
- xxi. Transient residential uses 
- xxii. **Financial institutions** §4.81
- xxiii. **Residential dwellings** §4.82
- xxiv. **Day care centers**  and **adult day care centers**  §4.12.2
- xxv. Instructional Centers
- xxvi. Other uses similar to the above uses subject to conditions noted
- xxvii. **Accessory structures and uses**  §4.19 customarily incidental to the above permitted uses

*(Amended by Ord. No. 18-276, Pt. 2, 11-28-2016)*

## C. SPECIAL LAND USES

The following uses shall be permitted by the City Council, following review and recommendation of the Planning Commission:

- i. **Open air business uses** §4.80.1
- ii. **Sale of produce and seasonal plant materials outdoors** §4.30
- iii. **Veterinary hospitals**  or **clinics**  §4.31
- iv. **Fast food drive-through restaurants**  §4.40
- v. **Microbreweries**  §4.35

